

<div> <div>Glenwood Neighborhood Plan</div> <div>Implementation Tracker</div> </div>			
Identified Issues	Long Term Implementation Actions (5 to 10 years)	Implementer(s)	Status / Notes
<b>8.1 - HOUSING</b>			
<b>8.1.A - Home Ownership and Owner-Occupancy</b>			
The rates of home ownership and owner-occupancy and current rental tenants transitioning to home-owners should be increased.	See Short Term and Intermediate Term Recommendations		
Many elderly owner-occupants are aging out of homes.	See Short Term and Intermediate Term Recommendations		
Recent increase in home mortgage foreclosures is likely to reduce homeownership rates.	See Short Term and Intermediate Term Recommendations		
Current affordability of housing in Glenwood should be maintained.	Explore feasibility of establishing a Community Development Corporation for Glenwood, and pursue as appropriate.	GGNA, PCD	
<b>8.1.B - Housing Stock Conditions</b>			
Homes and buildings of historic or architectural significance need better protection, maintenance, and/or restoration.	See Short Term and Intermediate Term Recommendations		
Retain current variety of housing stock.	Assess variety of housing stock at 5 to 10 years, to determine if variety is being maintained.	PCD	
Large number of small older single family homes in less marketable configurations, and in poor condition.	See Short Term and Intermediate Term Recommendations		
Design features and construction quality of some new development is incompatible with the context of its surroundings.	See Short Term and Intermediate Term Recommendations		
Increased investment in maintenance and upgrades of some renter- and owner- occupied housing units would help to build personal wealth and enhance capital value throughout the neighborhood.	See Short Term and Intermediate Term Recommendations		
Improved maintenance of yards and landscaping would be beneficial.	See Short Term and Intermediate Term Recommendations		
<b>8.1.C - Other Housing Issues</b>			
Improved screening of tenants by landlords would be beneficial.	See Short Term and Intermediate Term Recommendations		
Homelessness and homeless camps in the neighborhood reveal need for greater range of housing options and housing assistance.	Implementation of Greensboro Ten-Year Plan to End Chronic Homelessness will produce 200 permanent supportive housing units ("housing first").	PCD	
	Infill development will eventually occupy many of the locations where homeless camps now form.	Developers	
<b>8.2 - LAND USE AND ZONING</b>			
<b>8.2.A - Infill Development</b>			
Numerous small vacant lots present throughout the neighborhood are often poorly maintained, but offer opportunities for infill development [see Map 4 – Current Land Use].	See Short Term and Intermediate Term Recommendations		

Glenwood Neighborhood Plan Implementation Tracker			
Identified Issues	Long Term Implementation Actions (5 to 10 years)	Implementer(s)	Status / Notes
There are several large undeveloped parcels in the neighborhood, which could have significant impacts on adjoining properties and overall neighborhood [see Map 4 – Current Land Use].	See Short Term and Intermediate Term Recommendations		
<b>8.2.B - Land Use Compatibility</b>			
Land uses along West Lee Street are anticipated to undergo significant changes as a result of UNCG planned expansion, the HPR/WLS Corridor Study, and the South Elm Street Redevelopment project.	See Short Term and Intermediate Term Recommendations		
As revitalization of the Grove Street commercial corridor progresses, existing single family homes may become less compatible with changed character of street.	Encourage developers to re-use existing houses by adapting to retail/office space and live-work units.	PCD, GGNA	
Growth of the UNCG campus may create impacts on the neighborhood in the form of increased traffic volumes, demand for rental housing marketed to students, etc.	Collaborate to adjust HEAT and Campus Shuttle routes, as needed to accommodate expanded UNCG student/staff population in Glenwood.	GDOT, UNCG, GGNA	
The traffic characteristics and mix of other land uses along Freeman Mill Road, especially along the southern boundary of Glenwood may ultimately be incompatible with the existing single family homes.	Encourage developers to re-use existing houses by adapting to retail/office space and live-work units.	PCD, GGNA	
	Conduct a scenic corridor study/plan of Freeman Mill Road & US 220 to southern City limit, as stated in current departmental work plans.	PCD, GDOT	
<b>8.2.C - Land Use Transitions</b>			
The current zoning for some areas in the neighborhood [as shown in Map 5 – Current Zoning] is not consistent with current land use [as shown in Map 4 – Current Land Use], or expected future land use [as shown in Map 9 – Future Land Use].	See Short Term and Intermediate Term Recommendations		
Existing land uses need more clearly defined boundaries and transitions, in the form of buffers and appropriate connections.	See Short Term and Intermediate Term Recommendations		
Greensboro Coliseum Complex may create impacts on the neighborhood in the form of overflow on-street parking, and cut-through traffic.	See Short Term and Intermediate Term Recommendations		
<b>8.3 - TRANSPORTATION</b>			
<b>8.3.A - Bicycle and Pedestrian Network</b>			
Many sidewalks are in poor condition.	Continue to identify and repair damaged sidewalks, as funding and other resources permit.	GGNA, FOD	
Sufficient bicycle parking facilities are not available.	Continue to install new bicycle racks at identified locations as funding permits.	GGNA, FOD	
Glenwood lacks sufficient pedestrian and bicycle access to neighborhood-serving businesses.	See Short Term and Intermediate Term Recommendations		
Current pedestrian network lacks sufficient connectivity, especially on east-west streets.	See Short Term and Intermediate Term Recommendations		

Glenwood Neighborhood Plan Implementation Tracker			
Identified Issues	Long Term Implementation Actions (5 to 10 years)	Implementer(s)	Status / Notes
Bicycle and pedestrian connectivity along and across West Lee Street to UNCG needs improvement.	Install bicycle lane on South Aycock Street as appropriate.	GDOT	
Wheelchair ramps are absent at many pedestrian street-crossing points.	Install needed wheelchair ramps as appropriate.	FOD	
Pavement conditions on many streets may be hazardous for bicycling.	Ensure that street resurfacing and repair projects result in a smooth, even pavement surface that is safe and comfortable for bicyclists, wheelchair users, and others.	E&I, FOD	
A safe bicycle and pedestrian connection to the proposed Downtown Greenway is needed.	See Short Term and Intermediate Term Recommendations		
8.3.B - Traffic Safety			
Traffic volume and speed on South Aycock Street, Lovett Street, and West Lee Street may lead to hazardous conditions.	See Short Term and Intermediate Term Recommendations		
Traffic control measures in use at some intersections may contribute to hazardous conditions.	See Short Term and Intermediate Term Recommendations		
8.4 - OTHER INFRASTRUCTURE			
8.4.A - Street Conditions			
The streetscape of many streets in Glenwood present a visually uninviting environment.	Collaborate in determining feasible streetscape upgrade packages for major streets, and implement as appropriate.	GDOT, PCD, GGNA	
Street lighting at some locations is less than desirable, leading to increased potential for crime and perceptions of crime.	See Short Term and Intermediate Term Recommendations		
Existing granite curbs and brick gutters should be preserved.	See Short Term and Intermediate Term Recommendations		
Overhead power and telephone lines create visually uninviting environment.	Consider establishing a Municipal Service District to amass funds for burying utility lines in select corridors and pursue as appropriate.	GGNA	
	Collaborate with other neighborhoods to promote burial of overhead utility lines and removal of unused lines.	GNC, GGNA	
8.4.B - Drainage and Streams			
Some stream buffers and drainage easements are poorly maintained, and lead to uncertainty about their ownership.	See Short Term and Intermediate Term Recommendations		
Flooding and drainage problems may occur periodically in some areas.	See Short Term and Intermediate Term Recommendations		
8.4.C - Age of System			
In general, the neighborhood is served by aging, low-capacity water and sewer lines of unknown condition.	Implement CIP infrastructure upgrade and replacement projects.	E&I, WRD, GDOT	
8.5 - NEIGHBORHOOD FABRIC AND CULTURE			
8.5.A - Participation in Neighborhood Affairs			
Some populations of residents within Glenwood [whether demographic, geographic, linguistic, or socio-economic] are under-represented as participants in neighborhood affairs.	See Short Term and Intermediate Term Recommendations		

Glenwood Neighborhood Plan Implementation Tracker			
Identified Issues	Long Term Implementation Actions (5 to 10 years)	Implementer(s)	Status / Notes
Non-resident owners of property within Glenwood are under-represented as participants in neighborhood affairs.	See Short Term and Intermediate Term Recommendations		
Greater Glenwood Neighborhood Association aims to improve its capacity to effect positive change on a broad scale within the neighborhood.	Continue to implement strategic plan.	GGNA	
Level of involvement of places of worship in neighborhood affairs, and interaction among clergy, could be improved.	See Short Term and Intermediate Term Recommendations		
8.5.B - Neighborhood Events			
The number and variety of neighborhood events could be increased.	See Short Term and Intermediate Term Recommendations		
Activities programming at neighborhood parks could be increased.	See Short Term and Intermediate Term Recommendations		
8.5.C - Neighborhood Culture			
Embrace and celebrate Glenwood's current racial, ethnic, socioeconomic, and other diversity.	See Short Term and Intermediate Term Recommendations		
Eclectic, artistic, diverse character of neighborhood should be maintained.	See Short Term and Intermediate Term Recommendations		
Glenwood's current public image is not generally positive.	Raise funds and assistance from various sources, including the Neighborhood Small Projects program, to install neighborhood entrance signs at key locations.	GGNA	
Not many Glenwood residents are aware of the neighborhood's history.	See Short Term and Intermediate Term Recommendations		
8.6 - PUBLIC SAFETY, SECURITY, & HEALTH			
8.6.A - Crime and Enforcement			
In some situations, criminal activities and methods may require more innovative approach by police.	See Short Term and Intermediate Term Recommendations		
Some sub-standard apartment complexes have reputation for criminal activity.	See Short Term and Intermediate Term Recommendations		
The rate of crime and illicit activity, especially related to drugs, prostitution, and property crime, is significantly elevated, particularly in locations such as the Lee Street corridor, the Grove Street corridor, and the Gregory/Union/Silver area.	See Short Term and Intermediate Term Recommendations		
8.6.B - Physical Conditions			
Steelman and Farlow parks are often perceived as dangerous places where criminal activity occurs.	See Short Term and Intermediate Term Recommendations		
Junk, debris, abandoned vehicles, and unsanitary conditions are present on private property in some areas.	See Short Term and Intermediate Term Recommendations		
Overgrown vegetation causes hazardous sight obstructions at numerous intersections.	See Short Term and Intermediate Term Recommendations		

Glenwood Neighborhood Plan Implementation Tracker			
Identified Issues	Long Term Implementation Actions (5 to 10 years)	Implementer(s)	Status / Notes
In most parts of Glenwood inadequate property maintenance and other unwelcome conditions cause perceptions of crime that are often more severe than the actual crime rates.	See Short Term and Intermediate Term Recommendations		
Many of Glenwood's streams are damaged or significantly altered from their natural, undisturbed state.	See Short Term and Intermediate Term Recommendations		
8.7 - DEVELOPMENT AND INVESTMENT			
Increased neighborhood-serving business in the Grove Street commercial corridor and throughout Glenwood would be beneficial.	Investigate options for establishing a stronger visual connection to the Grove Street Corridor from West Florida Street, and implement as appropriate.	GGNA, GDOT, PCD	
Expanded operating hours for neighborhood-serving businesses would be beneficial.	See Short Term and Intermediate Term Recommendations		
The variety and number of job opportunities available to Glenwood residents could be improved.	See Short Term and Intermediate Term Recommendations		
New investment and development resulting from UNCG planned expansion and the HPR/WLS Corridor Study should proceed with the needs and concerns of Glenwood in mind.	See Short Term and Intermediate Term Recommendations		
Current level of adaptive re-use of existing structures for new purposes could be increased.	Explore feasibility of establishing a Community Development Corporation for Glenwood, and pursue as appropriate.	GGNA, PCD	
8.8 - PARKS, RECREATION, AND GREEN SPACE			
Protection of the number and health of existing trees in the neighborhood is needed.	Establish a long-term recurring tree maintenance program.	PCD, GBI, GGNA	
Number, variety, and condition of parks and recreational facilities could be improved.	Implement proposed greenways shown in the BiPed Plan, as funding permits.	P&R, GDOT, BIG	